127.0	0001	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,000 /	861,000
					USE VALUE:	861,000 /	861,000
					ASSESSED:	861,000 /	861,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FU WEI
Owner 2:	ZHANG JING
Owner 3:	
Street 1:	24 BATTLE GREEN RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	PAIVA MICHAEL/LISA -
Owner 2:	-
Street 1:	11 LIDO LN
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains .068 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2908 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2943.000	505,200		355,800	861,000
Total Card	0.068	505,200		355,800	861,000
Total Parcel	0.068	505,200		355,800	861,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.06 | /Parcel: 296.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81574
GIS Ref
GIS Ref
Insp Date 05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	505,200	0	2,943.	355,800	861,000		Year end	12/23/2021
2021	104	FV	483,000	0	2,943.	355,800	838,800		Year End Roll	12/10/2020
2020	104	FV	483,000	0	2,943.	355,800	838,800	838,800	Year End Roll	12/18/2019
2019	104	FV	370,600	0	2,943.	355,800	726,400	726,400	Year End Roll	1/3/2019
2018	104	FV	369,900	0	2,943.	315,100	685,000	685,000	Year End Roll	12/20/2017
2017	104	FV	347,400	0	2,943.	264,300	611,700	611,700	Year End Roll	1/3/2017
2016	104	FV	331,600	0	2,943.	264,300	595,900	595,900	Year End	1/4/2016
2015	104	FV	295,500	0	2,943.	228,700	524,200	524,200	Year End Roll	12/11/2014

!9810!

PRINT

Date	Time
12/30/21	09:39:04

LAST REV

Date	Time
06/15/18	11:00:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9810

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAIVA MICHAEL/L	67442-408		6/16/2016		650,000	No	No		
PAIVA MARCIA L	33144-59		6/27/2001		318,750	No	No		
	17975-8		3/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	81574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/1994	205	Re-Roof	1,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
3/6/2017	SQ Returned	MM	Mary M
7/19/2016	Sales Review	PT	Paul T
10/27/2008	Meas/Inspect	189	PATRIOT
1/12/2000	Inspected	276	PATRIOT
11/29/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2943		Sq. Ft.	Site		0	70.	1.73	8									355,804						355,800	

Total AC/HA:	0.06756	Total SF/SM:	2943	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	355,804	Spl Credit		Total:	355,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10891604
Const Adj.:	0.99989998
Adj $ / SQ:	199.585
Other Features:	142520
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732168
Depreciation:	226972
Depreciated Total:	505196

COMMENTS

NC=WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	4	HB	

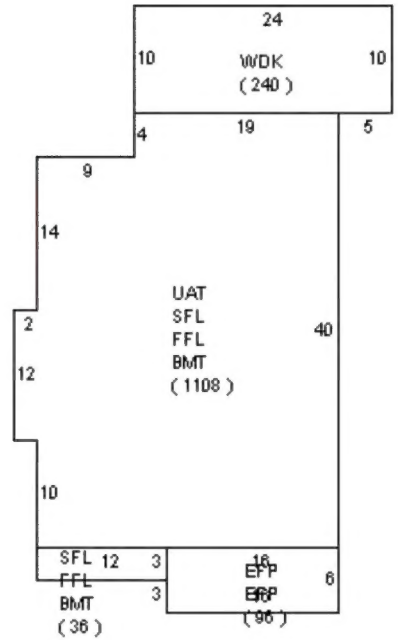
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	7	2	
Totals			
2	14	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	199.58
Special Features:	0	Val/Su Net:	122.00
Final Total:	505200	Val/Su SzAd	220.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	73.350	83,910
FFL	First Floor	1,144	199.580	228,325
SFL	Second Floor	1,144	199.580	228,325
UAT	Upper Attic	277	139.710	38,700
WDK	Deck	240	10.170	2,440
EFP	Enclos Porch	192	41.400	7,949

Net Sketched Area:	4,141	Total:	589,649
Size Ad	2288	Gross Area	4972	FinArea	2908
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30		
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

127.0-0001-0014.0

IMAGE

AssessPro Patriot Properties, Inc